CITY OF OTTAWA - HOUSING STUDY

YOUR IDEAS - OUR RESPONSES

Planning Branch
Department of Community Development
May 1985

Ottawa

Introduction

In response to a City-wide request for input into the City's Housing Study, a number of groups and individuals provided the City with their ideas about how the City's housing situation could be improved. The Housing Team would now like to identify how these ideas are now being used or will be used in the ongoing work of the Housing Study. Listed on the following pages are the names of the groups or individuals from whom briefs were received, their ideas and our responses. For easy reference to the action being taken by the City, at the end of each response, a capitalized summary of this action is provided.

Should you have any questions or comments on this material, please contact the Housing Study Public Participation Officer, Debbie Barton, at 563-3036.

Ottawa-Carleton Regional District Health Council

1. Licensing of domiciliary hostels for psychiatrically disabled.

2. Support implementation of the Phase I Report on domiciliary hostels, developed by the RMOC Social Services Committee.

3. Encourage completion of the Phase II Report on domiciliary hostels, examining program related needs of domiciliary hostel clients.

4. Increase per diem rates payable to domiciliary hostels.

5. Facilitate the development of non-profit domiciliary hostels.

6. Need for professional staff to provide information to special needs groups attempting to establish housing programs.

7. Making public housing and land holdings available to special needs groups.

Ottawa Salus Corporation

8. Preserve and increase rooming house stock.

s - Our Responses

The RMOC has drafted a By-law governing the licensing of domiciliary hostels. The province is presently reviewing the By-law. NO CITY ACTION REQUIRED AT PRESENT.

The City was not involved in Phase I. NO CITY ACTION REQUIRED AT PRESENT.

Phase II is now complete. City of Ottawa not yet formally requested to provide comments. NO CITY ACTION REQUIRED AT PRESENT.

This is a Regional responsibility. NO CITY ACTION REQUIRED AT PRESENT.

The City of Ottawa Non-Profit Housing Corporation, City Living, through its Third Sector Liaison position has acted as a resource to non-profit groups attempting to establish such housing facilities. THIRD SECTOR ROLE, CITY LIVING.

As a result of the Social Planning Council's Community Forum on Special Needs Housing in November 1983, and much community response, in 1984, the City position of Third Sector Liaison Officer was re-oriented towards aiding special needs groups. THIRD SECTOR ROLE, CITY LIVING.

"Public housing" is generally known as the federal and provincial joint ventures developed under the National Housing Act, Sec. 40, 43-44 where all of the units were on a rent-geared-to-income basis. Thus, the City has no jurisdiction over these programs. The City does, however, provide units to special needs groups through its own non-profit portfolio. The City also has a policy to lease land to other non-profit groups and co-operatives. THIRD SECTOR ROLE, CITY LIVING.

In the fall of 1983, City Living acquired a 6-door row housing building on Somerset Street to accommodate 46 persons. The rooming house is totally run by the City; it receives no additional subsidies from other levels of government. The City is currently developing two additional rooming houses. The Housing Study will be examining further means of preserving the City's rooming house stock. PART I, HOUSING STUDY

9. Licensing of boarding homes to ensure standards. Increase the per diem rates.

10. City should increase its cooperation with private non-profits.

11. City of Ottawa Non-Profit Housing Corporation should have its role strengthened.

12. Release of land to private non-profits.

13. City should negotiate with provincial and federal governments to facilitate new housing services for the disabled.

Canadian Mental Health Association

14. City should establish an information system to identify size and characteristics of population, adequacy of present resources and new program needs.

15. Need to develop appropriate housing stock.

16. Need to take leadership role in providing support program for homes in conjunction with other public bodies.

See Comment 1, 4.

At present, the City is undertaking a joint project with the Centretown Citizen's Ottawa Corporation in the Nepean-Gloucester Project which will produce 160 family housing units. The City also leases two land parcels to this group. In addition, several co-operatives lease land from the City. The Third Sector Liaison Officer is available to consult with all non-profit groups. THIRD SECTOR ROLE, CITY LIVING

City Living has recently strengthened its role in terms of entering into the direct acquisition and operation of housing for single persons - a group not presently covered by any other housing program. The City has also expanded the role of the Third Sector Liaison Officer to aid special needs groups. NO CITY ACTION REQUIRED AT PRESENT

The City of Ottawa has a policy in place for the leasing of City land to non-profit groups. See Comment 10. CONTINUED CITY ACTION

The City presently provides about 100 units for persons with special needs. Through the Third Sector Liaison Officer such groups may receive assistance in establishing new housing services for the disabled. CONTINUED CITY ACTION

During the latter part of the Housing Study, there will be a housing monitoring system and on-going policy and program analysis function established. PART 2, HOUSING STUDY

The City, through its non-profit housing corporation, City Living has always had the policy of developing appropriate housing for its target groups. For example, there are some specially designed housing units for persons with physical disabilities. CONTINUED CITY ACTION

The City of Ottawa is committed to undertaking joint ventures with third sector groups by way of land leasing or providing development expertise to such groups. Additionally, through the yearly Regional and City grant allocations, the City provides financial support to a number of groups administering a supportive housing program. The City believes that community groups have the expertise and resources to develop and operate such programs and in the past have committed funds to such groups for this purpose. NO CITY ACTION REQUIRED AT PRESENT

17. Need for comprehensive consultation and support program to non-profit housing corporations.

18. Need to continue to support regional licensing of domiciliary hostels.

19. Continue to purchase rooming houses for singles.

20. City Living should provide additional staff support, similar to OCRHA's community relations officer to their rooming houses.

The Ottawa Roman Catholic Separate School Board

21. Need to preserve existing housing stock and encourage new construction or conversions.

22. Need to develop policies which encourage families with children to remain in the City.

23. Need to review housing requirements on a regular basis.

24. That the City petition both federal or provincial governments to reinstate programs such as AHOP.

25. Need to monitor and ensure maximum use of existing assisted RGI housing.

See Comment 5, 6.

See Comment 2.

See Comment 8.

There is a Somerset Rooming House Advisory Committee comprised of representatives from community and social service groups who meet on a regular basis for the purposes of consultation and referral. There is also a Roomers Association which plan and participate in social activities and promote a positive environment within the rooming house. A representative of the Association sits on the Advisory Committee. Similar groups will likely be established for the City's future rooming houses. CONTINUED CITY ACTION

On June 11, 1985, Ottawa Planning Committee will be considering an amendment to the Official Plan which would restrict the severance of existing semi-detached and row dwellings which, once severed, often become lost to ownership. This is one means of preserving the existing stock. Other areas of the Housing Study will be examining ways to increase the overall supply of rental housing. PART 1, HOUSING STUDY

Within the central core of the City of Ottawa, Wellington, Dalhousie, By-Rideau, St. George's and Capital Wards, City Living has 898 family units. City Living continually reviews the potential of inner city sites for family housing. The Housing Study is also examining ways to increase the overall supply of rental housing some of which will be suitable for families. PART 1, HOUSING STUDY

In the latter part of the City's Housing Study a housing monitoring and evaluation system will be established. PART 2, HOUSING STUDY

The number one priority of the Housing Study focuses on rental housing; home ownership may be reviewed within Part 2 of the Housing Study. PART 2, HOUSING STUDY

The City has an extensive monitoring system in place for the RGI City of Ottawa Non-Profit Housing Corporation portfolio. CONTINUED CITY ACTION

Social Planning Council of Ottawa-Carleton

26. The Council presented a theoretical framework for the Housing Study when approaching housing concepts and policy. They illustrate the basic problems in the current "structure" of the housing market; problems which must be accounted for when undertaking a housing study.

Dalhousie Health and Community Services

27. Need for City to develop crisis mentality on housing issues bringing together all possible housing resources including other public bodies to commit financial and human resources.

28. Create municipal housing fund to build subsidized housing through housing levy on property taxes and development surtax.

29. Target municipal housing fund in areas where payoff will be greatest, i.e., Dalhousie Ward.

30. Amend zoning to allow row housing and rental units within single family zoned areas.

31. Relax existing building regulations in order to stimulate housing production.

The Housing Study does attempt to incorporate this framework; the affordability aspect was dealt with by the Peter Barnard Study; the availability of housing is being addressed by our target group emphasis; the regulatory planning controls of production and their effect on the economy and social framework is definitely an area being investigated by the Team. However, it is not within the power of the Housing Team to change the "structures", therefore we are limited to "tinkering with the symptoms" (which the Council speaks of). PART 1 AND 2, HOUSING STUDY

In the policy paper "City of Ottawa Position On the Future of Social Housing Programs", the City reiterated its position that all three levels of government have essential roles to play in the provision of housing - the Federal and Provincial Government with the long-term commitment of funds and close co-ordination of programs and the municipalities with direct responsibility for program delivery. This paper in addition to the City's response to the Federal consultation paper strongly advocates for ongoing consultation between the three levels of government. The City's Housing Study Team is actively seeking advice and consulting with housing resource people at the local level. PART 1 AND 2, HOUSING STUDY

This idea is being investigated in the Housing Study's Work Program as part of a review of the financial incentives and mechanisms for increasing the supply of rental housing. PART 1, HOUSING STUDY

Through the City's Development Information System (D.I.S.) and the housing monitoring system to be identified during the latter part of the study, the Housing Team will be making recommendations as to which areas in the City should be targetted for specific action programs. PART 1 AND 2, HOUSING STUDY

This idea has been incorporated into the work program of the Housing Study at the City. Staff will be investigating what opportunities might exist to increase the densities on underdeveloped land by way of infill housing. One of the major obstacles the City will have to contend with is neighbourhood opposition to such a policy proposal. PART 1, HOUSING STUDY

As part of the work program for the Housing Study, the Housing Team will be reviewing present regulations including Development Standards which might presently work against the City's objective of increasing and preserving the supply of affordable rental housing. PART 1, HOUSING STUDY

32. City Living should acquire more rooming houses especially in Centretown and Dalhousie.

33. Ensure that LeBreton Flats is used for housing, especially subsidized housing.

34. Provide funds to organizations who help low income tenants learn about their rights.

Ottawa YM-YWCA

35. Need for affordable permanent housing especially for women as well as other low income earners.

36. Need for City to consider debenture route to provide financial resources for housing.

Federation of Ottawa-Carleton Tenants Associations

37. That low-cost rental housing continue to be top priority for Ottawa.

38. Regional fair share.

In the fall of 1984, City Living acquired two additional rooming houses, one on Bronson Avenue in the Dalhousie Ward and a 30 unit rooming house on Cumberland Street in the Sandy Hill Ward. Another property was recently purchased on LeBreton Street which may be developed as a rooming house. CONTINUED CITY ACTION

City Council's position on LeBreton Flats is that it be maintained under public ownership for housing purposes. At present, the negotiations between the National Capital Commission and the City are at a stalemate. The Housing Team will be involved in any further discussions which might occur. PART 1 AND 2, HOUSING STUDY

For the 1985 City grant allocations, the Ottawa-Carleton Tenants Federation received $16,000, and the Association of Centretown Tenants, $2,000. In addition, the Ottawa Council for Low Income Support Services, a low income advocacy group, receives its core funding from the City through a purchase of service grant. CONTINUED CITY ACTION

The #1 priority of the City's Housing Study focuses on preserving and increasing the rental housing supply for low-to-moderate income earners. Both quantitative and qualitative research demonstrates that women constitute the majority of low income earners. Women are identified as one of the target population in the work program of the Housing Study. PART 1, HOUSING STUDY

This will be incorporated into the work program under the "Financing" work package. Other means of procuring funds to increase the supply of affordable housing will be reviewed: development levies; possible surcharge on property tax; re-financing the City's older housing developments; changes to presently known mortgage instruments; property tax rebate. PART 1, HOUSING STUDY

This is the top priority of the City of Ottawa Housing Study. PART 1 AND 2, HOUSING STUDY

The City of Ottawa currently provides the majority of low-cost rental housing in the Region. The City will be preparing a statement to the Region regarding its concern and suggesting means by which the Region and other municipalities might play a greater role in providing low-cost rental housing. PART 1, HOUSING STUDY

39. Need for zoning restrictions to be eased to create more rooming houses and rental accommodations.

40. Need for City to prevent loss of rental property.

41. Need for City to be directly involved in providing public and non-profit housing.

42. Need for continued dialogue between housing study team and tenants, their associations and the Federation.

Canterbury Community Association

43. Regional fair share.

Dalhousie Community Task Force on Housing

44. Create a municipal housing fund financed by: a severance surtax, fines for vacant rental buildings and undeveloped land in the inner City, a housing levy or surplus City funds.

Council has approved a Rooming House By-law which would allow three roomers in all zones of the City. The By-law is presently being reviewed by the Ontario Municipal Board (OMB). The City is also reviewing other existing regulations including Bedroom Count Requirements, Parking Requirements, certain definitions in Z-2K and Development Standards. PART 1 AND 2, HOUSING STUDY

Since this is a major aspect of City's Housing Study a number of methods are being investigated and recommended: severance control of existing semi-detached and row dwellings will be considered by Council in June 1985; a selective interim control was approved by Council April 17, 1985 for the Wellington Ward; outright purchase of available and appropriate housing stock; joint ventures with other sectors; land trades, etc. PART 1, HOUSING STUDY

The City has been actively involved in direct delivery of social housing since the early 1950's. As of March 1985, City Living has 2,519 family units of which 574 are RGI and 744 seniors units with 725 having a potential for RGI. The City has also initiated its own housing program for singles; a group excluded from any of the subsidized housing programs. By the end of 1985, the City's portfolio will include 131 rooming house spaces for singles. CONTINUED CITY ACTION

As part of the public participation process of the Housing Study, the City will endeavour to keep such groups up-dated on the Housing Team's process, to seek their ideas, opinions and advice, and to encourage citizens to take action on their own behalf to meet community needs. PART 1 AND 2, HOUSING STUDY

See Comment 38.

All of these ideas have been incorporated into the financing work package of the City's Housing Study. Also see Comment 36. PART 1, HOUSING STUDY

45. Construction of small scale rental accommodation which provides 100% rent-geared-to-income units.

46. City land banking for future development of subsidized housing.

47. Need for direct federal-municipal housing projects similar to private non-profits and co-operatives where the Province is not involved.

48. Need for continued development of rooming house accommodation.

49. Need for continued purchase of existing properties for the development of permanent emergency shelters.

50. Loans to co-ops and non-profits.

51. Building more infill housing.

52. City needs to ensure that LeBreton Flats is kept under public ownership and used for low-cost housing.

<u>Dalhousie Non-Profit Housing Co-operative</u>

53. Need for affordable rental units for families and single persons.

In the July 1984 City of Ottawa position paper "On the Future of Social Housing Programs" Council stated its commitment to a package of housing programs including "the reintroduction of 100% RGI housing to be built on a small scale". In order to implement this objective, funds must be forthcoming from the senior levels of government as the City does not have the funding base required. Under the social housing program Sec. 56.1 the City is restricted to providing up to a maximum of 40% RGI units in its developments. City Living will continue to lobby the senior levels for this flexibility. CITY LIVING WORK PROGRAM

City Living is preparing a management strategy for the future use of its land bank holdings. CITY LIVING WORK PROGRAM

For the most part, the City is presently tied into the financing instruments of the social housing Sec. 56.1 program whereby the municipality receives its unit allocations from the Province and is subject to the amalgamation of the City Living waiting list with Ottawa-Carleton Regional Housing Authority's waiting list and point rating system. However, the City is presently negotiating directly with the Federal Government on a development proposed in the ByWard Market Area. CITY LIVING PORTFOLIO DEVELOPMENT

See Comment 8.

In the past two years, the City has acquired three rooming houses to provide permanent housing for singles, however emergency housing is a Regional responsibility. CONTINUED CITY ACTION

The City is not, at the present time, in the position of providing funds to such groups, however it does have a policy of leasing land. Altogether it leases land to 6 co-operative housing groups, and two parcels of land to Centretown Citizens (Ottawa) Non-Profit Housing Corporation. Any opportunities for such an initiative will be discussed in the "financing" work package. PART 1, HOUSING STUDY

The Housing Team recognizes this as one means of increasing the supply of housing in the City. Investigations into opportunities available to encourage infill development will be undertaken. PART 1, HOUSING STUDY

See Comment 33.

This is the #1 priority of the City's Housing Study. PART 1 AND 2, HOUSING STUDY

54. Need for more development of non-profit and co-operative housing.

55. Need for City to work in conjunction with the co-op sector to develop housing outside of the 56.1 program.

Individual Citizens

D.B. McMahan

56. Need for shelter allowances to those tenants most in need.

57. Sell off existing non-profit housing as condominiums; use money to provide shelter allowances.

58. Adjust housing charges temporarily to 30% of income.

59. Housing subsidies should be treated as taxable income.

60. Allowing single parents to double up in larger accommodations.

The City supports the third sector through its land assembly program and Third Sector Liaison Officer who acts as a resource person for such groups in their development of more affordable rental housing. THIRD SECTOR ROLE, CITY LIVING

Financial mechanisms or programs do not presently exist for the development of housing outside the 56.1 program for co-operatives and non-profits. This type of initiative will be addressed in the "financing" work package. PART 1, HOUSING STUDY

The City of Ottawa's position on housing programs is that one program cannot possibly meet the diverse array of housing needs in Ottawa - a package of programs including the continuation of mixed-income supply program (Sec. 56.1), the reintroduction of 100% RGI housing to be built on a small scale; a private rent supplement program; a program for low income single persons and a limited shelter allowance program is needed. The position adopted by Council states: "it is important that shelter allowances are viewed as the component only of a package of programs because of their limited scope in addressing housing adequacy and their inflationary impact in a tight housing market". NO CITY ACTION REQUIRED AT PRESENT

The City does not, at the present time, support the selling off of non-profit housing. The City believes that this stock must be kept in the public domain to ensure it remains affordable. NO CITY ACTION REQUIRED AT PRESENT

Only those tenants on a very low income are eligible for RGI units where they pay 25% of their income to rent. Most of these tenants would be hard-pressed to pay any more money. NO CITY ACTION REQUIRED AT PRESENT

The tax system is the jurisdiction of the federal government. NO CITY ACTION REQUIRED AT PRESENT

The Housing Team is recommending that the City become involved in funding Shared Housing Programs modelled after the Region's present program for seniors. The intent would be to complement the Region's program broadening the range of sharing opportunities especially to single parent families. PART 1, HOUSING STUDY

Ken Ellis

61. Conversion of schools to senior citizens units.

Ken Hawkins

62. Need for City to lobby more to the Provincial and Federal Government to build more affordable housing for low income people.

63. Establish a special tax to provide housing for low income families and singles.

Housing for Women Subcommittee of the
Social Planning Council Housing Committee

64. That the City build or purchase a building for women's emergency hostel.

65. That the City press CMHC to allocate subsidized housing units for women's second-stage housing.

66. That City Living give priority to female-headed families for subsidized units.

67. Need to encourage the Region to establish a centralized housing information service for families and single persons.

68. That the City petition Ottawa Housing to allow blended families and single women to share larger units.

This is one of the action programmes that is being studied by the Housing Team. The program, however, will not be limited to senior citizen units. City Council recently has voted in favour of leasing St. Louis School in Carlington Ward to a housing co-operative with the intended use of seniors units. PART 1, HOUSING STUDY

The City has and continues to do so. CONTINUED CITY ACTION

This falls under the financial mechanisms work package of the Housing Study. See Comment 36. PART 1, HOUSING STUDY

Emergency housing per se is a Regional responsibility. The City continues to purchase rooming houses as permanent shelter for single persons, including women. CITY LIVING PORTFOLIO DEVELOPMENT

Non-profit groups wishing to undertake such an initiative (e.g. Interval House) should lobby for City support when applying for unit allocations from CMHC. In principle, the City would support such an initiative. THIRD SECTOR ROLE, CITY LIVING

Due to the Ottawa-Carleton Regional Housing Authority controlling the joint waiting list and point rating system, City Living is unable to give priority to a particular group. NO FURTHER ACTION

During Part 2 of the Housing Study, staff will be reviewing the feasibility of a centralized housing information service as part of its housing monitoring and evaluation work package. Discussions will take place with the Region in this regard. PART 2, HOUSING STUDY

The City's non-profit housing corporation, City Living does have a policy which allows for families to share their larger units contained in their Limited Dividend Stock. Single women may share the double units in City Living's rooming houses. Also City Living has petitioned OHC to change their policy on sharing. CONTINUED CITY ACTION

69. That the City purchase and establish a rooming house for women.

70. That City Living block lease 10%-20% of its housing units for second-stage housing for women and motherless families.

71. That the City provide funds to third sector groups to purchase second-stage housing for their users.

72. Need for City to adopt by-laws supporting intensification of existing residential neighbourhoods.

73. Need for City to establish $5 surtax on property to be allocated for affordable housing.

Werner Daechsel

74. Need for "seniorlocate" units, (similar to granny flats) to be permitted in the City.

John Mills

75. More development of co-operative and condominiums including apartments.

76. Need for mixed income group housing (i.e., St. Lawrence Market in Toronto).

77. Speed up lengthy approval process for housing construction.

78. Revise zoning by-laws to increase density for housing.

City Living has been investigating the feasibility of establishing a rooming house for women. CITY LIVING PORTFOLIO DEVELOPMENT

If a community group approached City Living on this matter, the Corporation would attempt to utilize its market housing for second stage accommodation. THIRD SECTOR ROLE, CITY LIVING

The City is unable to provide funds but could lease land or units to third sector groups. THIRD SECTOR ROLE

Part of the Housing Study's work program includes an examination of infill development; adaptive re-use of schools and existing underutilized or vacant buildings; and accessory apartments as a means of increasing the supply of affordable rental housing. PART 1, HOUSING STUDY

This is being reviewed in the financial mechanisms section of the work program. PART 1, HOUSING STUDY

The RMOC is presently carrying out four granny flat demonstration projects. The City supports this initiative and would encourage that it be further developed. RMOC PROGRAM

The City supports community-based social housing initiatives such as co-operative and private non-profit programs. THIRD SECTOR ROLE

Senior levels of government at present have a policy of integrating social housing as reflected in the Sec. 56.1 program and the rent supplement program, mixed income group housing is guaranteed. CONTINUED CITY ACTION

The latter part of the Housing Study will concentrate on establishing a monitoring and evaluation process and will include a review of the development approval process. Efforts will be made to streamline such lengthy approval processes where possible. PART 2, HOUSING STUDY

Part of the Housing Study's work program. See Comment 30, 39.

Anna McLewin

79. Establishment of worker housing co-operatives, similar to post-war experiment in Canada.

80. Funds placed into 'heritage homes' could be used towards helping housing crisis.

Cliff McRae

81. Need to review Province's policy of setting rent levels for City Living; often they are too much for low income people.

Alexandra Parent

82. Need for more affordable housing in inner-city areas.

Muriel Shurman

83. Develop housing in vacant buildings (several available between Wellington and Scott Streets).

84. Use of public and private buildings for emergency accommodation.

Pat MacNeil

85. Establish a matching system between seniors who have additional space in their homes with individuals requiring accommodation.

Shannon Mannion

86. Need for a rent registry.

This is an interesting idea combining community-based economic development with housing goals. A proposal could be submitted to various funding bodies for the establishment of a demonstration project. The City would welcome such a proposal. NO CITY ACTION REQUIRED AT PRESENT

The preservation of heritage buildings is also an objective of the City Council. It would be a political decision to place higher priority on housing as opposed to heritage. NO CITY ACTION REQUIRED AT PRESENT

25-40% of City Living units are on a rent-geared-to-income basis. The remaining units are "market rents" as established by the Province. The City recognizes that these market units are not affordable to low income people and has petitioned the government to make them more accessible to low to moderate income people. Due to the nature of the program with the intent of a "social mix", the program is designed to reach other income groups as well. CONTINUED CITY ACTION

This is in line with the #1 priority in the Housing Study. PART 1, HOUSING STUDY

This has been incorporated into the work program of the Housing Study under the Adaptive Re-Use section whereby existing underutilized or vacant buildings could be adapted for residential use. PART 1, HOUSING STUDY

This is a Regional responsibility. The Regional Social Services Department is presently using the old Police Station for emergency housing. A number of school sites have also been proposed for this purpose. NO CITY ACTION REQUIRED AT PRESENT

The Region presently has a Match and Share program in place and the City is reviewing the possibility of extending the program locally to include single parents and single persons. PART 1, HOUSING STUDY

The Thom Commission has recommended the establishment of a rent registry. The details of such have not been worked out yet in terms of who should administer it. The City will continue to monitor this matter. PART 1 and 2, HOUSING STUDY

87. Maintain support for rent review act.

88. Encourage establishment of housing co-operatives.

89. Monitor activities of rental agencies like Homelocators.

90. Permit zoning flexibility allowing commercial and residential properties ~~to~~ co-exist.

91. Approach other levels of government to lease land for housing (Federal, N.C.C.).

92. Offer tax incentives to developers to encourage housing starts.

E.M. Fraser

93. Build high-density, high-rise sub-cities in the green belt.

94. Use of parks as apartment building land.

Patricia Cochrane

95. Low income families should be allowed to pay rent in two installments.

96. Two months rent should not be required upon leasing an apartment.

The City is in favour of maintaining rent controls. NO CITY ACTION REQUIRED

Housing co-operatives have been encouraged and supported through the Third Sector Liaison Officer providing expertise to such groups. THIRD SECTOR ROLE, CITY LIVING

The Better Business Bureau and the Canadian Consumers Association are two organizations established to monitor such businesses. NO CITY ACTION REQUIRED

The City allows a number of mixed use areas especially in the Wellington and Dalhousie Wards. One problem which has occurred however is the conversion of existing residential uses to commercial. On April 17, 1985, City Council approved an interim control on 10 buildings in the Wellington area to restrict this activity until the City has an opportunity to review means of maintaining this affordable housing stock. PART 1, HOUSING STUDY

The City will be evaluating federally-owned properties which have recently been rendered surplus. PART 1, HOUSING STUDY

Although the City is unable to offer tax incentives to developers, the Housing Team is investigating other incentive means such as bonus zoning. PART 1, HOUSING STUDY

The Green Belt is federally owned property and thus the City has no jurisdiction. Further, the "location" of affordable housing for particular target groups is a crucial factor. The City is committed to providing housing which is close to transportation routes, community and social service centres and other amenities. NO CITY ACTION REQUIRED AT PRESENT

Parks, play areas and open spaces are important to a person's well-being and especially for families with children. Neither the City or the citizens of Ottawa would favour the taking over of parks for housing. There needs to be a sufficient mix of both. NO CITY ACTION REQUIRED AT PRESENT

The manner in which the rent is paid is at the discretion of the landlord. Persons wishing to pay in two instalments should approach their landlord on the matter. NO CITY ACTION REQUIRED AT PRESENT

This is legislated under the Landlord Tenant Act in lieu of a security deposit. NO CITY ACTION REQUIRED AT PRESENT

Lawrence D'Silva

97. Form a municipal, provincial and federal co-operative corporation which would absorb all local CMHC and OHC housing.

98. Stop sale of all residential housing.

99. Stop conversion of rental accommodation into condominiums, hotel apartments and motels.

100. No permits to be issued for renovations where tenant would be displaced.

101. New construction should be required to embody strict guidelines and standards.

102. Issue Canada Savings Housing Bonds to create capital for housing.

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This suggestion has been made in the past. It's extremely difficult to dissolve existing structures. We must decide upon who does what best. The City believes it has the expertise in delivering the appropriate housing needed however it must rely upon the federal and provincial governments for funding. The City endeavours to push for more autonomy and discretion in the delivery of housing to those most in need. NO CITY ACTION REQUIRED AT PRESENT

The City would not support such an endeavour as it believes this would constitute an unnecessary degree of intervention into the private market. NO CITY ACTION REQUIRED

A policy exists restricting the conversion of rental accommodation to condominium ownership, however, hotel apartments are not covered by the policy. The City has requested the Thom Commission Inquiry to review this matter. NO CITY ACTION REQUIRED AT PRESENT

Displacement of tenants is of great concern to the City. In 1976, Council enacted a Condominium Conversion policy restricting the conversion of rental dwellings to condominium ownership. In June 1985, Council will be considering an amendment to the Official Plan which would restrict the severance of semi-detached and row dwellings. On April 17, 1985, an interim control was put on 10 buildings in the Wellington Ward disallowing the conversion of existing residential uses to commercial use. Other regulatory mechanisms such as selective demolition control are being investigated by the Housing Team. The intent of such measures is to restrict the amount of conversion and the inevitable displacement of tenants. The City has also requested changes to the Landlord and Tenant Act which would provide tenants with additional information relating to the proposed renovation of their units. The City would prefer to encourage versus discourage the private sector in increasing the supply of affordable housing, however, until the housing crisis in the City of Ottawa is in order, such measures are necessary. PART 1, HOUSING STUDY

Mechanisms already exist to govern building standards however Development Standards are being reviewed by the Housing Team. PART 1, HOUSING STUDY

The Housing Team will be looking at this type of financing mechanism item in the work package section on financing. PART 1, HOUSING STUDY